Karen Johnson Davidson County
Batch# 266636 DEEDWARRSP
08/05/2019 11:18:29 AM 4 pgs
Fees: $23.00 Taxes: $26,547.50
20190805-0077301

THIS INSTRUMENT PREPARED BY:

C. Todd Burbank, Esq.
Kilpatrick Townsend & Stockton LLP
214 N. Tryon Street, Suite 2400
Charlotte, NC 28202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $7,175,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2019.

Notary Public
My Commission Expires: My Comm. Expires July 9, 2022

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Parke West Investment Partners, LLC c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027	New Owner	Map 104-06, Parcel 0058 Parcel No. 10406005800

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FIFTH THIRD BANK**, an Ohio banking corporation ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **PARKE WEST INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, heirs and assigns, certain real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"), together with (A) all rights, easements, interests, privileges, tenements and hereditaments appurtenant to the Property, and (B) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the roads, streets, highways, avenues and alleys adjoining the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. Notwithstanding the foregoing, this conveyance is expressly made subject to (A) real property taxes and assessments for 2019 and subsequent years, (B) all easements, covenants, conditions, restrictions and other agreements of record, (C) all matters which would be disclosed by a recent and accurate survey of the Property, (D) public streets and legal highways, (E) municipal, zoning and subdivision laws and ordinances and (F) that certain Lease Agreement between Grantor and Grantee dated as of the date of this Special Warranty Deed.

This is improved property known as 3415 Murphy Road, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, GRANTOR HAS EXECUTED THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE 31st DAY OF JULY, 2019.

GRANTOR:

FIFTH THIRD BANK
an Ohio banking corporation

By: _____
Name: Thomas A. Ross
Its: Vice President

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Thomas A Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of **Fifth Third Bank**, an Ohio banking corporation, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 26 day of July, 2019.

_____
Notary Public

My Commission Expires: 12-17-23

NOTARIAL SEAL
STATE OF OHIO

KAYLA WILLIAMSON
Notary Public, State of Ohio
My Commission Expires 12-17-2023

FIFTH THIRD BANK
an Ohio banking corporation

By: _____
Name: Lisa Corpus
Its: Assistant Vice President

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Lisa Corpus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Asst Vice Pres of **Fifth Third Bank**, an Ohio banking corporation, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 26 day of July, 2019.

_____
Notary Public

My Commission Expires: 12-17-23

NOTARIAL SEAL
STATE OF OHIO

KAYLA WILLIAMSON
Notary Public, State of Ohio
My Commission Expires 12-17-2023

EXHIBIT A

Legal Description

Being a tract of land in the central portion of Davidson County, lying in the 21st Councilmanic District of Nashville, Tennessee, being bounded on the north by the right-of-way (ROW) of Murphy Road (ROW varies), on the east by Metro. Nashville Alley #1138 (15' wide), on the south by Metro. Nashville Alley #1141 (15' wide), and on the west by ROW of Murphy Court (50' ROW), being tracts 14 through 18 of Plat Map of Bransford Realty Company's Richland Annex, as recorded in Plat Book 332, Page 153 in the Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Littlejohn Engineering Associates, Inc. dated April 14, 2003, as follows:

POINT OF BEGINNING being a set point, also being the southeast corner at the intersection of Murphy Road and Murphy Court; thence with the ROW of Murphy Road South 80°15'20" East 404.28 feet to a set point; thence leaving said ROW with a 15' alley South 42°22'53" West 240.02 feet to a set point; thence with a 15' alley North 80°15'20" West 248.73 feet to a set point; thence with a curve to the right having a radius of 940.20 feet, an arc length of 204.20 feet, a central angle of 12°26'38", a chord bearing and distance of North 2°23'09" East 203.80 feet to the point of beginning.

Containing 66,745 square feet or 1.53 acres.

Being the same property conveyed to MOORE AND ASSOCIATES, INC. from FITZGERALD, GREER AND WILSON by deed of record as Instrument Number 20020314-0032587, dated March 14, 2002, said Register's Office.

Being the same property further conveyed to FIFTH THIRD BANK from MOORE AND ASSOCIATES, INC. by Quitclaim Deed(s) of record as Instrument Number 20030827-0124714 and 20030827-0124715 dated August 24 and August 25, 2003, said Register's Office. Being the same property conveyed to FIFTH THIRD BANK, N.A. from FIFTH THIRD BANK, by Quitclaim Deed of record as Instrument Number 20040630-0077381, dated June 11, 2004, said Register's Office.